

145.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

612,200 / 612,200

USE VALUE:

612,200 / 612,200

ASSESSED:

612,200 / 612,200


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 279 | | HIGHLAND AVE, ARLINGTON |

OWNERSHIPUnit #:

| | |
|----------------------------|--|
| Owner 1: MAINVILLE DORIS A | |
| Owner 2: | |
| Owner 3: | |

Street 1: 279 HIGHLAND AVENU

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Aluminum Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4450 | | Sq. Ft. | Site | | 0 | 80. | 1.24 | 9 | | | | | | | | | 442,800 | | | | | | 442,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|----------|--|-----------|----------------|------------|------------|-------------|-------------------|--|-----------|
| 101 | | 4450.000 | 169,400 | | 442,800 | 612,200 | | | 95051 |
| | | | | | | | GIS Ref | | |
| | | | | | | | GIS Ref | | |
| | | | | | | | Insp Date | | |
| | | | | | | | 03/15/18 | | |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | |
|-------------------|-----|-----|------------|-----------|-----------|------------|-------------|
| 145.0-0004-0008.0 | | | | | | | |
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value |
| 2020 | 101 | FV | 169,400 | 0 | 4,450. | 442,800 | 612,200 |
| 2019 | 101 | FV | 145,600 | 0 | 4,450. | 415,100 | 560,700 |
| 2018 | 101 | FV | 145,600 | 0 | 4,450. | 343,200 | 488,800 |
| 2017 | 101 | FV | 145,600 | 0 | 4,450. | 315,500 | 461,100 |
| 2016 | 101 | FV | 145,600 | 0 | 4,450. | 287,800 | 433,400 |
| 2015 | 101 | FV | 144,900 | 0 | 4,450. | 282,300 | 427,200 |
| 2014 | 101 | FV | 144,900 | 0 | 4,450. | 262,400 | 407,300 |
| 2013 | 101 | FV | 144,900 | 0 | 4,450. | 249,600 | 394,500 |

SALES INFORMATION

| Grantor | | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|--|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| MACMILLAN ELIZA | | 26260-153 | | 4/26/1996 | | 150,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|-------------|
| 7/30/2015 | 1029 | Re-Roof | 5,000 | | 7/30/2015 | | | Strip and re-roof. | 3/15/2018 | Measured | DGM | D Mann |
| 10/4/2012 | 1273 | Alterati | 4,000 | C | | | | | 11/4/2015 | Permit Insp | PC | PHIL C |
| 1/5/2012 | 5 | Redo Bat | 14,994 | C | | | | | 4/18/2013 | Info Fm Prmt | EMK | Ellen K |
| 7/7/2005 | 579 | Redo Kit | 8,354 | | | G7 | GR FY07 | | 6/11/2012 | Info Fm Prmt | BR | B Rossignol |
| 11/10/2004 | 10853 | Porch | 25,000 | C | | G6 | GR FY06 | REBUILD SUNPORCH, | 3/18/2009 | Inspected | 163 | PATRIOT |
| 11/17/1994 | 617 | Manual | 1,500 | | | | | ROOFING | 1/26/2009 | Measured | 372 | PATRIOT |
| | | | | | | | | | 6/14/2005 | Permit Visit | BR | B Rossignol |
| | | | | | | | | | 11/13/2000 | Hearing Chag | 264 | PATRIOT |
| | | | | | | | | | 4/21/2000 | Inspected | 264 | PATRIOT |

ACTIVITY INFORMATION

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|
|-------|--------------------------------|---|---|---|

Total AC/Ha: 0.10216

Total SF/SM: 4450

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 442,800

Spl Credit

Total: 442,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

| | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|--------|-----|---------------------------|------------|---------|-----------|------------------------------------|-----------|--------------|--------|------------------------|-------------|------------|------------|--------------|----------|--------|---------|--------|----|-------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | |
| Type: | 19 - Ranch | % | | Full Bath: | 1 | Rating: | Very Good | CRAWL SPACE. | | | | | | | | | | | | | | |
| Sty Ht: | 1 - 1 Story | | | A Bath: | | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: | 1 | 3/4 Bath: | | Rating: | | | | | | | | | | | | | | | | |
| Foundation: | 1 - Concrete | | | A 3QBth: | | Rating: | | | | | | | | | | | | | | | | |
| Frame: | 1 - Wood | | | 1/2 Bath: | | Rating: | | | | | | | | | | | | | | | | |
| Prime Wall: | 3 - Aluminum | | | A HBth: | | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | Kits: | 1 | Rating: | Good | | | | | | | | | | | | | | | |
| Color: | WHITE | | | A Kits: | | Rating: | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: | 1 | Rating: | Average | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | | | | | | |
| Grade: | C - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | |
| Year Blt: | 1948 | | | Location: | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | | | Total Units: | | | | | | | | | | | | | | | | | | |
| Jurisdct: | G13 | | | Floor: | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | |
| Avg Ht/FL: | STD | | | Phys Cond: | GD - Good | 18. | % | Exterior: | | No Unit | RMS | BRS | FL | | | | | | | | | |
| Prim Int Wall: | 1 - Drywall | | | Functional: | | % | | Interior: | | 1 | 5 | 2 | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | Additions: | | | | | | | | | | | | | | |
| Partition: | T - Typical | | | Special: | | % | | Kitchen: | 2005 | | | | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | | Override: | | % | | Baths: | | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 18.6 | % | | Plumbing: | | | | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 95.00 | | | Heating: | | | | | | | | | | | | | | |
| Bsmnt Gar: | 1 | | | Size Adj.: | 1.35000002 | | | General: | | | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | Const Adj.: | 0.99989998 | | | COMPARABLE SALES | | | | SUB AREA | | | | | | | | | | |
| Insulation: | 2 - Typical | | | Adj \$ / SQ: | 128.237 | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | |
| Int vs Ext: | S | | | Other Features: | 73771 | | | | | | | | | | | | | | | | | |
| Heat Fuel: | 2 - Gas | | | Grade Factor: | 1.00 | | | | | | | | | | | | | | | | | |
| Heat Type: | 1 - Forced H/Air | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | NBHD Mod: | | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | | | LUC Factor: | 1.00 | | | | | | | | | | | | | | | | | |
| Solar HW: | NO | | | Adj Total: | 208118 | | | | | | | | | | | | | | | | | |
| % Com Wall: | | | | Depreciation: | 38710 | | | | | | | | | | | | | | | | | |
| | | | | Deprecated Total: | 169408 | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | | | | | | | | | | | | | | | |
| Make: | | | | | | | | Juris. Factor: | 1.00 | Before Depr: | 128.24 | | | | | | | | | | | |
| Model: | | | | | | | | Special Features: | 0 | Val/Su Net: | 101.56 | | | | | | | | | | | |
| Serial #: | | | | | | | | Final Total: | 169400 | Val/Su SzAd: | 220.57 | | | | | | | | | | | |
| Year: | | | | | | | | PARCEL ID 145.0-0004-0008.0 | | | | SUB AREA DETAIL | | | | | | | | | | |
| Color: | | | | | | | | | | | | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | BMT | Basement | 768 | 38.470 | 29,546 | | | | | | |
| Code | Description | A Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | Total: | | | | | | | | | | | |
| IMAGE AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |